



Greenwood Drive, Sheffield S9 4GY

welcome to

Greenwood Drive, Sheffield

Ideal two-bedroom semi-detached home in Littledale! Features a spacious living room, kitchen, two store rooms, downstairs WC, two bedrooms, family bathroom, and enclosed rear garden. Close to shops, schools, and transport links. Viewings essential!



Hall

Having the entrance door, access to the first floor accomodation and a front facing window.

Living Room

17' x 10' 6" (5.18m x 3.20m)

Having a front facing and rear facing double glazed window, radiator and electric fireplace.

Kitchen

10' 4" x 9' 11" (3.15m x 3.02m)

Having a range of wall and base units with rolled edge worktops, an extractor fan, integrated oven , electric hob, inset stainless steel sink.

Toilet

Having a WC.

Store One

Providing additional storage.

Store Two

Providing additional storage.

Store Three

Providing additional storage.

Landing

Having a front facing double glazed window.

Bedroom One

17' x 10' 6" (5.18m x 3.20m)

Having a front facing and rear facing double glazed window and a radiator.

Bedroom Two

13' 7" x 7' 10" (4.14m x 2.39m)

Having a side facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, bath suite, WC , sink basin and a radiator.

Garden

Having an enclosed lawned rear garden.



view this property online williamhbrown.co.uk/Property/CPK114769



welcome to

Greenwood Drive, Sheffield

- TWO BEDROOMS
- SEMI-DETACHED PROPERTY
- ENCLOSED REAR GARDEN
- ACCESS TO AMENITIES
- IDEAL LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114769



Property Ref:
CPK114769 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk